

The Wethersfield Historic District Commission held a Public Hearing on April 14, 2015 at the Wethersfield Town Hall, Town Manager's Conference Room – First Floor, 505 Silas Deane Highway, Wethersfield, Connecticut.

Members Present: Robert Garrey, Chairperson  
Douglas Ovian, Vice Chairperson  
John Maycock, Clerk  
Chris Lyons  
Daniel Bucknam, Alternate  
John Aforismo, Alternate

Members Absent: Mark Raymond  
Damian Cregeau, Alternate

Also Present: Kristin Stearley, Historic District Coordinator  
Linda Messina, Recording Secretary

Commissioner Garrey called the meeting to order at 7:30 PM, and read the opening comments. Commissioner Maycock, read the Legal Notice as it appeared in the *Rare Reminder* on April 2, 2015.

**APPLICATION NO. 4360-15.** Renewal by Andersen seeks to install four (4) replacement windows at 3 Meggat Park.

Ian Dailey, 26 Albion Road, Lincoln, Rhode Island, appeared before the Commission. The house has aluminum wraps and vinyl siding now. They plan on restoring the house to original. They will only be replacing four windows at this time – the double window on the left rear, the single window on the right front, and one window on the rear. They will match the original window light pattern. They will take off the aluminum wrap outside and they will restore the original trim, but they are open to leaving the wrap on until all of the windows are replaced. The siding isn't part of this project. The homeowner plans to change all windows over time. The windows are inserts. The existing windows have snap-in grids. They plan on using Fibrex windows in white. The muntins will be grid between glass.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

**APPLICATION NO. 4361-15.** Renewal by Andersen seeks to install seventeen (17) replacement windows at 76 Main Street.

Ian Dailey, 26 Albion Road, Lincoln, Rhode Island, appeared before the Commission. They will be replacing 17 windows. They will not replace any windows on the porch – only on the main body of the house. They will match existing light patterns. The windows will be double-hung Fibrex windows with grids between the glass in the color white. There will be no exterior trim. They will remove the storms. There will be ½ screens.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

**APPLICATION NO. 4362-15.** Renewal by Andersen seeks to install six (6) replacement windows at 2 Kelley Avenue.

Application withdrawn by homeowner.

**APPLICATION NO. 4363-15.** Matthew and Corey Hunton seek to install a post and rail fence with black wiring at 14 Warner Place.

Matthew Hunton, 14 Warner Place, appeared before the Commission. They would like to install a cedar post and rail fence in the back of the yard. Photos and a plot plan were submitted. The fence has three rails and is 4' high. There will be two 4' gates and one double 8' gate. The gates will have black standard hardware. There will be 2x4 black meshing on the inside of the post and rail. The neighbor has a 5' high cedar privacy fence.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

**APPLICATION NO. 4364-15.** John Petruck seeks to 1) replace the wood siding with Certainteed Cedar Impressions Straight Edge Perfection Shingles; 2) add a stone veneer on the front and right side of the house up to the first floor windows; 3) replace an awning window on the left side of the house with a Jeld Wen clad awning window; and 4) remove the gable vent on the front of the house with a Jeld Wen clad casement window at 62 Center Street.

John and Alicia Petruck, 62 Center Street, appeared before the Commission. They would like to replace the existing wood siding with Cedar Impressions Straight Edge Perfection Shingles with a 7" reveal in the color Sterling Grey. Samples were provided. On the arched windows, they would like to use Azek for the trim. The decorative trim over the windows will be replicated. The two dormers are clapboard, not shakes. They can continue with all shingles or use Azek. The homeowner prefers all shake. They will re-install the pediment. There will be mitered corners. They will put a window where the gable vent is now. It will be a Jeld Wen casement style window with wood interior and clad exterior, simulate divided light. It will be the same size as existing vent. They will install a Jeld Wen awning style window over the basement door. They would like to add stone veneer on the front and driveway side of the house. It will be below the windows and made of blue stone squares and rectangles.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

**APPLICATION NO. 4365-15.** Tom and Erin Kennedy seek to 1) retain the demolition of the house with exception of the first floor front wall with front porch and a partial wall on the south elevation; 2) change the dimensions and location of windows to meet egress code; and 3) retain the construction of the basement bulkhead door and the installation of two (2) basement windows on the addition foundation at 107 Garden Street.

Tom and Erin Kennedy, 138 Broad Street, appeared before the Commission. Photos of damage and demolition were submitted. There was a great deal of termite damage. They had to make changes to the windows for egress (in both the addition and the original house). The windows in the bedrooms on the second floor have been made wider for egress. New drawings were submitted. They wanted to make the windows symmetrical so the size of the windows has been increased. They installed a bulkhead door and two basement windows on the addition foundation on the side elevation.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

**APPLICATION NO. 4366-15.** Tony Guerrero seeks to amend Certificate of Appropriateness Number 4294-14 to retain the installation of stained glass on the entry doors and sidelights, a window on the second story west elevation, and three (3) sets of security motion sensing lighting at 72 Hartford Avenue.

Tony Guerrero, 194 Catherine Drive, Rocky Hill, appeared before the Commission. Photos were submitted. The same style door was approved, but without the stained glass. An additional window was installed for symmetry. Motion sensing lighting was installed and photos were provided.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

Upon motion by Commissioner Ovan seconded by Commissioner Maycock, and a poll of the Commission, it was voted to close the public hearing on all applications and to open the public meeting.

Aye: Garrey, Ovan, Maycock, Lyons, Bucknam

**APPLICATION NO. 4360-15.** Renewal by Andersen seeks to install four (4) replacement windows at 3 Meggat Park.

Upon motion by Commissioner Ovian seconded by Commissioner Bucknam and a poll of the Commission, it was voted to TABLE the application.

**Discussion**

Commissioner Garrey stated that he didn't know that those were snap-in windows. This gives the homeowner the chance to come back and give them more detail.

Commissioner Ovian stated that he is impressed by the salesperson's interest in trying to work with them. When he said that he leaves it to his craftspeople to do the installation, he thought that maybe more discussion would benefit everybody. Ultimately they will need to make a decision about a partial installation and how it will work with this house.

Aye: Garrey, Ovian, Maycock, Lyons, Bucknam

**APPLICATION NO. 4361-15.** Renewal by Andersen seeks to install seventeen (17) replacement windows at 76 Main Street.

Upon motion by Commissioner Maycock seconded by Commissioner Lyons and a poll of the Commission, it was voted to APPROVE the application with the following stipulations:

1. The light patterns shall match the existing.
2. The screens shall be ½ screens
3. The muntins shall be permanently affixed to the interior and exterior of the windows.

**Discussion**

Commissioner Ovian stated that the siding on the house makes this a little different because there is already a synthetic major portion of the house in terms of wrapping. The windows would gain the benefit of losing some of the aluminum from the storm window. Overall, the change will be for the better.

Commissioner Garrey stated that they have seen the windows before with grids between glass and permanently applied muntins. In this house they have wood windows, so the stipulations make sense.

Aye: Garrey, Ovian, Maycock, Lyons, Bucknam

**APPLICATION NO. 4363-15.** Matthew and Corey Hunton seek to install a post and rail fence with black wiring at 14 Warner Place.

Upon motion by Commissioner Maycock seconded by Commissioner Ovian and a poll of the Commission, it was voted to APPROVE the application with the following stipulations:

1. The fence shall have three (3) rails.
2. The black metal wire screening shall be applied to the interior of the fencing.

### **Discussion**

Commissioner Ovian stated that there is a very similar fence on Broad Street which has aged well. He thinks it will work well in that location.

Aye: Garrey, Ovian, Maycock, Lyons, Bucknam

**APPLICATION NO. 4364-15.** John Petruck seeks to 1) replace the wood siding with Certainteed Cedar Impressions Straight Edge Perfection Shingles; 2) add a stone veneer on the front and right side of the house up to the first floor windows; 3) replace an awning window on the left side of the house with a Jeld Wen clad awning window; and 4) remove the gable vent on the front of the house with a Jeld Wen clad casement window at 62 Center Street.

Upon motion by Commissioner Ovian seconded by Commissioner Bucknam and a poll of the Commission, it was voted to APPROVE the application with the following stipulations:

1. The window trim shall be Azek material to match the existing design.
2. The stone veneer shall not be applied to the west side of the property (driveway side) and shall only be applied to the front façade as presented.

### **Discussion**

Commissioner Ovian stated that they shouldn't be making the motion based on the photos of the peeling paint. If it had fresh paint, it might look worthy of retention. Will a synthetic material successfully fool the eye? The issue is can the vinyl Cedar Impressions successfully replicate a good paint job on the house? Using that vinyl will be more successful because it isn't rolled 4" vinyl. The biggest challenge is that the house has lots of curved trim. He would not feel comfortable having some windows wrapped in aluminum and some with Azek trim. On the left side of the house, the Cedar Impressions product would look appropriate with all of the windows on that side. The stonework will tend to make it look like it's lost something. He likes the amount of stonework that the house has already. The brick and the stone aren't necessarily going to go together. The safest route on this project would be to go with simple. If you take the stone out entirely ... he wants to make sure it will blend together.

Commissioner Lyons stated that it's not a question of a good paint job. Those shingles will not hold any more paint. There is complete failure in those shingles. Cedar Impressions on this will be nice. There is a lot of trim work. He agrees about the stonework. He isn't a fan of the brick and stone, but he would be in favor of having it on the front. He has no problem with the siding. The slate top caps on top of the brick wall will temper that. The shingle will be removed so the reveal is going to be flush. You won't have that bulk there. You won't have a ledge there either. He thinks it will blend in nicely with the bluestone cap.

Commissioner Maycock stated that he is in favor of the siding. He agrees with the stone.

Commissioner Ovian stated that he was looking at how you replicate the trimwork.

Commissioner Bucknam stated that he likes what they've done with the house so far. It's just getting better. The mixture of the stone and the brick and the masonry is maybe going a little too far.

Aye: Garrey, Ovian, Maycock, Lyons, Bucknam

**APPLICATION NO. 4365-15.** Tom and Erin Kennedy seek to 1) retain the demolition of the house with exception of the first floor front wall with front porch and a partial wall on the south elevation; 2) change the dimensions and location of windows to meet egress code; and 3) retain the construction of the basement bulkhead door and the installation of two (2) basement windows on the addition foundation at 107 Garden Street.

Upon motion by Commissioner Maycock seconded by Commissioner Ovian and a poll of the Commission, it was voted to APPROVE the application as submitted.

### **Discussion**

Commissioner Garrey stated that it's very helpful ... unfortunately, when this came before them they didn't have the background on it. They had a discussion with Kristin about both the Town and the homeowner doing a better job of making sure that they are informed of the changes to what they've approved. Both parties were involved in the decision about what needed to be done to that structure and the pictures are pretty severe, but the process needs to be followed. The Town was involved in this discussion and they should have come back to the Commission with information about the structural issues.

Commissioner Ovian stated that he doesn't think the pictures really provide as much support for the argument. The majority of the pictures didn't look like the worst of them. Most of the pictures were of sistered beams in the basement and things like that. In Old Wethersfield, any number of houses reflect that level of damage. People talk about demolition by neglect. In this case, they had a creeping demolition. When houses are left open and exposed to the weather and construction is going on, especially when dealing with contractors, there are lots of times when it is less expensive to build new than to restore old. Every single house in Old Wethersfield has that burden. A lot of things happened over time that if they knew from the start, they might not have approved such a large addition. The homeowners were able to rely on what the Town was saying, what the builders were saying, to do things without coming back to the Commission. They should be able to build the whole thing new at this point because there is no benefit to save what is remaining. It would have been nice if someone from the Building Department or their own expert was here with documents and explained how they got from a house to no house.

Commissioner Bucknam stated that with all the comments that they have been getting from people and with how far this project went without any further approval from the Commission, what do you say to a person who can't get a window approved when in this case basically an entire house was taken down, not that it wouldn't have been approved, but how do we answer to that?

Commissioner Lyons stated that he thinks it will be minimal impact because it is in the same footprint to what they approved originally. It is unfortunate and people love to talk in the District, but they need to educate people and tell them that each application is reviewed on a case by case basis. There is a disconnect with the Building Department. The Commission should have been apprised of each step.

Aye: Garrey, Ovian, Maycock, Lyons

Nay: Bucknam

**APPLICATION NO. 4366-15.** Tony Guerrero seeks to amend Certificate of Appropriateness Number 4294-14 to retain the installation of stained glass on the entry doors and sidelights, a window on the second story west elevation, and three (3) sets of security motion sensing lighting at 72 Hartford Avenue.

Upon motion by Commissioner Ovian seconded by Commissioner Maycock and a poll of the Commission, it was voted to APPROVE the application as submitted.

### **Discussion**

Commissioner Ovian stated that it is a house that is evocative of arts and crafts and arts and crafts era houses often have stained glass flourishes to them. They are among the most popular features and they tend to age well with the house. These will work well. The lighting isn't objectionable and they work with the building. The additional window looks better.

Aye: Garrey, Ovian, Maycock, Lyons, Bucknam

### **MINUTES OF FEBRUARY 24, 2015**

Upon motion by Commissioner Lyons, seconded by Commissioner Maycock and a poll of the Commission, it was voted to APPROVE the minutes of the February 24, 2015 meeting.

Aye: Ovian, Maycock, Lyons, Bucknam

Abstain: Garrey

### **MINUTES OF MARCH 24, 2015**

Upon motion by Commissioner Lyons, seconded by Commissioner Garrey and a poll of the Commission, it was voted to APPROVE the minutes of the March 24, 2015 meeting.

Aye: Garrey, Ovian, Lyons, Bucknam

### **OTHER BUSINESS**

#### **Public comments on general matters of the Historic District**

Ian Dailey, 541 New Britain Avenue, Hartford, discussed aluminum wraps and the competency of the person actually doing the work.

#### **Report of the Historic District Coordinator**

1. There have been five violations in the past two weeks that Kristin has responded to.
2. Kristin is trying to move forward with the new photo survey. Peter Gillespie has the addresses and is hoping to start the survey in the spring and finish by the end of the year.

### **Correspondence**

None.

**ADJOURNMENT**

Upon motion by Commissioner Ovian, seconded by Commissioner Bucknam and a poll of the Commission, it was voted to ADJOURN the meeting at 9:26 PM.

Aye: Garrey, Maycock, Ovian, Lyons, Bucknam

Respectfully Submitted

TOWN OF WETHERSFIELD  
HISTORIC DISTRICT COMMISSION

John Maycock  
- Clerk -